

EXHIBIT 11

Fees: \$40.00
RPTT: \$1040.40 Ex #:
11/15/2018 03:11:30 PM
Receipt #: 3666162
Requestor:
NOW SERVICES INC
Recorded By: RNS Pgs: 3
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: FRONT COUNTER
Ofc: MAIN OFFICE

APN: 125-16-416-030

Recording requested by and mail
document and tax statements to:

Name: TwinRock Holdings, LLC.

Address: 180 Newport Center Dr., Suite 230

City/State/Zip: Newport Beach, CA 92660

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 1 day of November, 2018, by Golden Creek Holdings, LLC. (hereinafter "Grantor(s)"), whose address is 2764 Lake Sahara Dr., Suite 115, Las Vegas, Nevada 89117 to TwinRock Holdings, LLC.(hereinafter "Grantee(s)") whose address is 180 Newport Center Dr., Suite 230 Newport Beach, CA 92660.

WITNESSETH, That the said Grantor, for good consideration and for the sum of One Dollar USD (\$1.00) paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Clark, State of Nevada, to wit:



Commonly known as:

7313 Hospitality Place, Las Vegas, NV 89131

More particularly described as:

APN: 125-16-416-030

Lot Twelve (12) in Block 4, of ELKHORN SPRINGS —Parcel 4B, as shown by map thereof on file in Book 73 of Plats, Page 28 in the Office of the County Recorder of Clark County, Nevada.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

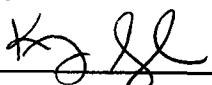


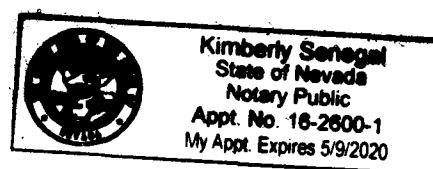
Clement Ziroli, Jr., Manager and President of
Golden Creek Holdings, LLC.

State of Nevada)
)
 ss
County of Clark)

On this 1 day of November, 2018, before me Kimberly Senegal, a notary public in and for the County of Clark, State of Nevada, did personally appear before me the person of Clement Ziroli, Jr., Manager and President of Golden Creek Holdings, LLC., personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this Quitclaim Deed; and, acknowledged to me that he executed the same in his capacity, and that by his signature on this instrument did execute the same.

WITNESS my hand and official seal.

Signature: 



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a. 125-16-416-030
 b.
 c.
 d.

2. Type of Property:

a. <input type="checkbox"/> Vacant Land	b. <input checked="" type="checkbox"/> Single Fam. Res.
c. <input type="checkbox"/> Condo/Twnhse	d. <input type="checkbox"/> 2-4 Plex
e. <input type="checkbox"/> Apt. Bldg	f. <input type="checkbox"/> Comm'l/Ind'l
g. <input type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
Other	

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes:

3.a. Total Value/Sales Price of Property
 b. Deed in Lieu of Foreclosure Only (value of property)
 c. Transfer Tax Value:
 d. Real Property Transfer Tax Due

\$ 203,957
 \$ 0
 \$ 203,957
 \$ 1,040.40

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature JR Capacity: Agent / Attorney
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Golden Creek Holdings
 Address: 2764 Lake Sahara #115
 City: LV
 State: NV Zip: 89117

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Twir Rock Holdings
 Address: 180 Newport Center Dr. #230
 City: Newport Beach
 State: CA Zip: 92660

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Joseph Y. Hong, Esq. Escrow # _____
 Address: 1980 Festival Plaza DR #650
 City: LV
 State: NV Zip: 89135

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

